



## ASSOCIATION NEWSLETTER

April 8, 2013

### **PARKING POLICY REMINDER**

The Association would like to remind everyone of the Parking Policy:

- 1) No parking long term in short-term parking.
- 2) Long-term and visitor parking is available in the back lot of Phase III.
- 3) Vehicles parked in the complex must be registered.
- 4) Vehicles left unattended in red marked fire lanes, No Parking or Tow-away zones, for any length of time over about 15-20 minutes are subject to towing.
- 5) Vehicles in violation will be towed at owner's expense.

### **VEHICLES LEFT UNATTENDED IN TOW-AWAY ZONE WILL BE REMOVED AT VEHICLE OWNER'S EXPENSE**

Just a reminder that any vehicle left unattended in a red zone or tow away zone for more than 15 minutes, it will be towed at vehicle owner's expense. There will be no warning. During this short 15 minute period, please make sure to leave your emergency flashing lights on. Anything longer than 15 minutes, the vehicle will be subject to be towed. Thank you.

### **MASS EMAILS & REMINDERS IN NEWSLETTERS AS A COURTESY**

Periodically, the Association sends out mass emails and includes write ups in the monthly newsletters regarding vehicles subject to be towed. These emails and articles are done as a courtesy to the owners and residents. Please do not rely or wait on these communications before complying with the governing documents. Thank you.

### **ONCE BLDG PAINTING IS DONE, PLEASE REMOVE ITEMS FROM COMMON AREA**

Once you see that the painting of your building is complete, please remove all items that you left in the common area during the project and put them back in your patio or on your balcony. Please do not attach anything to the newly painted building. Otherwise, you may be charged for the repair. Thank you.

### **ABANDONED CAR (RED FIERO) TAGGED FOR TOWING**

In Phase 3 long-term Parking Lot, there's a red Pontiac Fiero, NM plate HZJ363, that appears to be abandoned. It has not moved in quite some time, it has flat tires and is covered in debris. If this vehicle is not reclaimed, flat tires repaired, and the vehicle made to look like it's in working condition, it will be towed in the near future at the vehicle owner's expense.

### **UNWANTED LARGE ITEMS TO BE HAULED AWAY BY THEIR OWNERS**

If you have large items to dispose, please make arrangement to have the properly dispose. Each time someone abandons an item that Marborg does not remove in its regular schedule, it costs the Association extra money. Thank you for your cooperation.

### **LATTICE WORK IS OWNER'S RESPONSIBILITY TO MAINTAIN**

As a reminder, if you have lattice work on your exclusive use unit, it is your, the unit owner, responsibility to maintain it (i.e. painting, repairing, replacing, etc.).

**PET POLICY REMINDER**

Due to the limited space and thin walls, owners may have **ONLY ONE DOG OR ONE CAT**. (The dog must be 25 pounds or less when fully grown). When outside, your pet should be controlled by a leash. Residents must take necessary steps to ensure that their pet does not cause any odor or noise that would infringe on others right to their space and peace. For obvious reasons, please clean up after your own pet. Thank you.

**EXTERIOR PAINTING IN PROGRESS**

The painting of the exterior of the buildings is in its final phase. The painters are working around 7630. The painting contractor, Affordable Painting, 966-9951, appears to be doing quite an excellent job with the prepping and painting.

If your building is being painted or has been painted and you see that the painter missed a spot or two, please send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com) or report it to 569-1121 #204. Thank you.

**MAINTENANCE CONCERNS?****CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY  
PRESSURE REGULATOR AND  
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO  
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important

information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

**NEW INFORMATION NEEDED**

The civil code requires that if you have new phone numbers, tenants, or e-mail/mailling address, to notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;  
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for April 11, 2013, at 6PM, at 7610 Hollister Ave. Meeting Room. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

Prepared by: BARTLEIN & COMPANY, INC.  
(805) 569-1121 FAX (805) 682-4341  
3944 State Street, Suite 200  
Santa Barbara, CA 93105  
Email: [jamesn@bartlein.com](mailto:jamesn@bartlein.com)

 Bartlein  
& Company, Inc.